

086.0

0003

0010.B

Map

Block

Lot

1 of 1

CARD

ARLINGTON

Total Card / Total Parcel

41,100 / 41,100

41,100 / 41,100

41,100 / 41,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Owner 1:	LABARGE ROBERT C JR & CHERYL	Unit #:
Owner 2:		
Owner 3:		

Street 1: 183 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	N
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	BRENNAN WILLIAM F JT-ETAL -
Owner 2:	BRENNAN NANCY E -

Street 1: 183 WESTMINSTER AVE

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	N
Postal:	02474		Type:	

NARRATIVE DESCRIPTION

This Parcel contains 2,500 Sq. Ft. of land mainly classified as Out Bldg.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
106	Out Bldg.		2500		Sq. Ft.	Site		0	70.	0.20	6			Unbuild	-80	Size	-50			34,650							34,700

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
106	2500.000		6,400	34,700	41,100		54568
							GIS Ref
							GIS Ref
							Insp Date
							11/08/18

PREVIOUS ASSESSMENT							Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	106	FV		6400	2,500.	34,700	41,100	41,100	Year End Roll	12/18/2019			
2019	106	FV		6800	2,500.	34,200	41,000	41,000	Year End Roll	1/3/2019			
2018	106	FV		6800	2,500.	26,200	33,000	33,000	Year End Roll	12/20/2017			
2017	106	FV		6800	2,500.	24,800	31,600	31,600	Year End Roll	1/3/2017			
2016	106	FV		6800	2,500.	22,800	29,600	29,600	Year End	1/4/2016			
2015	106	FV		7000	2,500.	21,300	28,300	28,300	Year End Roll	12/11/2014			
2014	106	FV		7000	2,500.	19,600	26,600	26,600	Year End Roll	12/16/2013			
2013	106	FV		7000	2,500.	19,600	26,600	26,600		12/13/2012			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/8/2018										MEAS&NOTICE	HS	Hanne S
2/1/2000										Meas/Inspect	263	PATRIOT
1/1/1919												

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH			
Type:		Full Bath	Rating:	EST POOL & SHED GATE LOCKED.					
Sty Ht:		A Bath:	Rating:						
(Liv) Units:	Total:	3/4 Bath:	Rating:						
Foundation:		A 3QBth:	Rating:						
Frame:		1/2 Bath:	Rating:						
Prime Wall:		A HBth:	Rating:						
Sec Wall:	%	OthrFix:	Rating:						
Roof Struct:		OTHER FEATURES		RESIDENTIAL GRID					
Roof Cover:		Kits:	Rating:	1st Res Grid	Desc:	# Units:			
Color:		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O				
View / Desir:		Frl:	Rating:	Other					
WSFlue:		WSFlue:	Rating:	Upper					
GENERAL INFORMATION		CONDO INFORMATION		Lvl 2					
Grade:		Location:		Lvl 1					
Year Blt:	Eff Yr Blt:	Total Units:		Lower					
Alt LUC:	Alt %:	Floor:		Totals	RMs:	BRs:	Baths:	HB	
Jurisdct:	Fact:	% Own:		REMODELING		RES BREAKDOWN			
Const Mod:		Name:		Exterior:	No Unit	RMS	BRS	FL	
Lump Sum Adj:		DEPRECIATION		Interior:					
INTERIOR INFORMATION		Phys Cond:	AV - Average	0.0 %	Additions:				
Avg Ht/FL:		Functional:		Kitchen:					
Prim Int Wall:		Economic:		Baths:					
Sec Int Wall:	%	Special:		Plumbing:					
Partition:		Override:		Electric:					
Prim Easary:				Heating:					
				Totals					

INTERIOR INFORMATION

Avg Ht/FL:		Phys Cond:	AV - Average
Prim Int Wall		Functional:	
Sec Int Wall:	%	Economic:	
Partition:		Special:	
Prim Floors:		Override:	
Sec Floors:	%		Total:

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

MOBILE HOME

Make:

el:

Serial #:

PARCEI ID 086.0-0003-0010.

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juns. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2017	0.00	T	1.6	106					
12	Pool-Gunite	D	Y	1	14X32	A	AV	1970	23.67	T	39.2	106			6,400		6,400

SKETCH

COMMENTS

EST POOL & SHED GATE LOCKED

BATH FEATURES

1 Full Bath	Rating:	
1 1/2 Bath:	Rating:	
3/4 Bath:	Rating:	
3 QBth	Rating:	
2 Bath:	Rating:	
1 HBth:	Rating:	
OthrFix:	Rating:	

RESIDENTIAL GRID

OTHER FEATURES

CONDOS INFORMATION

Location:	Lower				
Total Units:	Totals	RMs:	BRs:	Baths:	HB
Floor:	REMODELING			RES BREAKDOWN	
% Own:	Exterior:	No Unit	RMS	BRs	
Name:	Interior:				

REMODELING

BFS BREAKDOWN

REMODELING		RES BREAKDOWN		
		No Unit	RMS	BRS
Exterior:				
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
		Totals		

SUB AREA

IMAGE

AssessPro Patriot Properties, Inc